



**NOTICE OF PUBLIC HEARING BEFORE THE TOWN OF SOUTHERN PINES
PLANNING BOARD
TO CONSIDER A PROPOSED CONDITIONAL USE**

Notice is hereby given that a Public Hearing will be held before the Town of Southern Pines Planning Board at the Douglass Community Center, 1185 West Pennsylvania Avenue, on Thursday, February 15, 2018 at 7:00 PM, for the purpose of giving all interested citizens and property owners an opportunity to speak for or against the adoption of the proposed Conditional Use Petition described as follows:

**CU-01-18: Conditional Use Permit; Bed and Breakfast Inn and Special Home Events
Venue; 4.14 Acres; 790 East Connecticut Avenue; Petitioner, Cardon Properties,
LLC (Donald R. Naysmith)**

Mr. Donald R. Naysmith, on behalf of Cardon Properties, LLC, has submitted a Conditional Use Permit application requesting the approval of a Bed and Breakfast Inn and Special Home Events venue within the RS-3 (Residential Single-Family) zoning district. Pursuant to the Unified Development Ordinance, a Bed and Breakfast Inn (§5.5) and a Special Home Events venue (§5.19) may not be permitted unless a Conditional Use Permit has been granted. The subject parcel is identified as PIN 858111655620 (LRK 95000294). The property owner is listed as Cardon Properties, LLC.

All interested citizens wishing to speak on the request or wishing to present evidence in order to have the request approved, approved with conditions, or denied should attend the public hearing.

The Hearing Body's decision must be based on substantial, competent, and material evidence. Substantial evidence is "that" which a reasonable mind would regard as sufficiently supporting a specific result." Competent evidence is evidence that can be subjected to cross-examination, inspection, explanation and rebuttal. Material evidence is evidence that is relevant to the issue being considered by the Hearing Body.

As a general rule, anyone with knowledge material to the case may provide factual information, but only experts may provide opinion testimony. Except as provided in G.S. § 160A-393(k)(3), lay witnesses may provide opinion testimony, but this testimony is generally deemed incompetent unless it is corroborated by competent evidence.

Competent evidence shall not be deemed to include the opinion testimony of lay witnesses as to any of the following:

- (1) The use of property in a particular way would affect the value of other property.
- (2) The increase in vehicular traffic resulting from a proposed Development would pose a danger to the public safety.
- (3) Matters about which only expert testimony would generally be admissible under the rules of evidence.

The full permit request application and maps delineating the properties affected may be reviewed at the Department of Planning and Development, 180 SW Broad Street, Southern Pines, North Carolina. Substantial changes in the permit request may be made following the public hearing.

Peggy K. Smith, Town Clerk